This Indenture, Made this 10th. day of April, 1909, between Wm.A.Craddock and wife, leatitia Craddock of the one part, and Eugene Allen of the other part, witnesses: That Wm.A.Creddock and wife,Leatitia Craddock have this day sold and hereby convey to Eugene Allen for the consideration of Seven Hundred and Fifty Dollars, paid and secured as hereinafter stated, the following described property, to wit: Part of lot No.30 in T.J.,J.M.& G.W.Harding's addition to North Nashville,Tennessee,as recorded in Book 21,page 80,R.O.D.C.,in Davidson County,Tennessee and described as follows: Beginning on the northern margin of Thompson Street,95 feet westerly from western margin of Salem Street; thence with the northern margin of Thompson Street westerly,35 feet: thence northerly,150 feet to the southern margin of an alley at a point 54-1/2 feet easterly from the N.E.corner of lot No.32: thence with said alley easterly,32-1/2 feet: thence southerly,150 feet to the beginning.

The entire debt secured herein having been paid in full to the [illegible] owner and holder thereof, I hereby release the lien on the within described property, held to secure the payment of said debt. This the [illegible] day of [illegible] 1909.

[illegible]

The consideration aforesaid is paid and secured as follows: [illegible] Hundred Dollars of the consideration mentioned has been paid by Eugene Allen to said Wm.A.Craddock and wife,Leatitia Craddock, the receipt of which is hereby acknowledged,and the balance of the consideration of Six Hundred and Fifty Dollars is to be paid in installments of Twelve & 50/100 Dollars per month,with interest from this date,as evidenced by Fifty Two notes of even date herewith, each for Twelve and Fifty Cents drawing six per cent interst from date,each made by Eugene Allen and made payable to the order of Wm.A.Craddock and leatitia Craddock,the first note falling due on the 12th.day of May,1909 and the residue maturing on the 12th. of each month falling successively

A lien is hereby specially reserved upon said property to secure the payment of said notes, and of any notes given in renewal thereof. And as further security for the payment of said purchase money, it is agreed and contracted that, if the said Eugene Allen or his heirs or assigns, should at any time be four months in default in the payment of any one or more of said notes, the said Wm.A.Craddock and leatitia Craddock or their heirs, personal representatives or assigns, shall have the right, and the power is expressly conferred and made a part of the consideration of this Deed, to declare all of said notes to have become due and payable, to enter upon and take possession of the property herein conveyed, and after advertising the time and place of sale, in the manner now required by law in cases of Judicial Sales, to sell same at public auction to the highest bidder, for cash, and free from the equity of redemption and all martial rights, receive the purchase money, and execute a deed in fee to the purchaser. From the date of the conveyance of said land, under such sale, said Eugene Allen and all persons holding under him, shall be the tenant or tenants of the purchaser, holding from month to month, at a rental of $5.50 per month, beginning with the day of the delivery of said Deed, payable monthly in advance, said tenancy to be terminated, at the option of said purchaser, upon ten days' notice prior to the expiration of any month.

With the proceeds of such sale, said Wm.A.Craddock and leatitia Craddock or their heirs, representatives or assigns, shall pay all taxes which are then a lien upon the property, all proper expenses of sale, including reasonable attorneys' fees necessarily incurred, and the residue in full of said purchase money and interest, and any overplus to the said Eugene Allen or his representatives or assigns.

It is further contracted that the said Eugene Allen shall keep the buildings upon said land insured to the amount of not less than $400.00, loss, if any, payable to Wm.A.Craddock and leatitia Craddock as their interest may appear, and shall pay all taxes as they accrue; and if he should fail to do either, the said Wm.A.& leatitia Craddock may pay same and add the amount so paid to the next maturing note.

The said Wm.A.Craddock and Leatitia Craddock covenant that they are lawfully seized and possessed of said property; that they have a good right to convey it, and that it is not encumbered; and said Wm.A.& leatitia Craddock further covenant and bind themselves, their heirs and representatives, to warrant and defend the title to said property to the said Eugene Allen, his heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said Wm.A.Craddock and Leatitia Craddock hereto set their hands the date above written.

I accept the above deed,with all terms and conditions. Eugene Allen.

Wm.A.Craddock.

Leatitia Craddock.

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, H.F.Banks, a Notary Public in and for said County and State, the within named Wm.A.Craddock and wife, Leatitia Craddock and Eugene Allen, the bargainors, with whom I am personally acquainted, and who acknowledged that executed the within deed instrument for the purposes therein contained. And Leatitia Craddock wife of the said Wm.A.Craddock having personally appeared before me, privately and apart from her husband, the said leatitia Craddock acknowledged the execution of said instrument to have been done by her freely, voluntarily, and understanding, without compulsion or restraint from her said husband, and for the purposes therein expressed.

Witness my hand and official seal, at Nashville Tenn., this 12th. day of April, 1909.

(seal) H.F.Banks Notary Public.

Received April 12,1909,at 1.33 P.M.
Recorded April 13,1909.